

**Meeting of the Central Valley Flood Protection Board  
February 26, 2009**

**Draft Staff Report  
Floodway Protection Section**

---

Item

Consider approval of Permit No. 18401 (Attachment A) to construct a steel boat dock supported by steel or concrete pilings attached to a gangway attached to a bridge supported by steel pilings attached to a concrete landing on the right (west) bank of the Sacramento River.

Applicant

Brent Cohn

Location

The project is located in Rio Vista at 511 River Road. (Sacramento River, Solano County see Attachment B).

Description

To construct a 25- by 40-foot steel boat dock supported by four 14-inch-diameter steel or concrete pilings attached to a 5- by 35-foot gangway attached to a 5- by 25-foot bridge supported by two 8-inch-diameter steel pilings attached to a 5- by 5-foot concrete landing on the right (west) bank of the Sacramento River.

Agency Comments and Endorsements:

- The U. S. Army Corps of Engineers has sent a letter dated January 22, 2009 stating that the District Engineer has no comments or recommendations regarding flood control because this proposed work does not affect a federally constructed project (Permit Exhibit A).
- There is no Levee Maintaining Agency for this reach of the Sacramento River so there is no corresponding endorsement.

Proposed CEQA Determination of Exemption:

Board staff has prepared the following CEQA determination:

The Board, acting as the CEQA lead agency, has determined that the project is categorically exempt from CEQA under a Class 3 Categorical Exemption (CEQA Guidelines Section 15303e) covering construction and location of new accessory structures.

Section 8610.5 Compliance

1. Evidence that the Board admits into its record from any party, State or local public agency, or nongovernmental organization with expertise in flood or flood plain management:

The Board will make its decision based on the evidence in the permit application and attachments, this staff report, and any other evidence presented by any individual or group.

2. The best available science that related to the scientific issues presented by the executive officer, legal counsel, the Department or other parties that raise credible scientific issues.

The accepted industry standards for the work proposed under this permit as regulated by Title 23 have been applied to the review of this permit.

3. Effects of the decision on the entire State Plan of Flood Control:

This project has no effects on the State Plan of Flood Control.

4. Effects of reasonable projected future events, including, but not limited to, changes in hydrology, climate, and development within the applicable watershed:

None.

Staff Recommendation

Staff recommends that the Board determine the project to be exempt from CEQA and to approve the permit.

List of Attachments

- A. Permit
- B. Location maps and photos

**DRAFT**

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
**CENTRAL VALLEY FLOOD PROTECTION BOARD**

**PERMIT NO. 18401 BD****This Permit is issued to:**

Brent Cohn  
725 Cinnabar Hills  
Rio Vista, California 95641

To construct a 25- by 40-foot steel boat dock supported by four 14-inch-diameter steel or concrete pilings attached to a 5- by 35-foot gangway attached to a 5- by 25-foot bridge supported by two 8-inch-diameter steel pilings attached to a 5- by 5-foot concrete landing on the right (west) bank of the Sacramento River. The project is located in Rio Vista at 511 River Road (Section 29, T4N, R3E, MDB&M, Sacramento River, Solano County).

**NOTE:** Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

(SEAL)

Dated: \_\_\_\_\_

\_\_\_\_\_  
Executive Officer

**GENERAL CONDITIONS:**

**ONE:** This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

**TWO:** Only work described in the subject application is authorized hereby.

**THREE:** This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

**FOUR:** The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and the Central Valley Flood Protection Board.

**FIVE:** Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right

to change any conditions in this permit as may be consistent with current flood control standards and policies of the Central Valley Flood Protection Board.

**SIX:** This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 day's notice.

**SEVEN:** It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

**EIGHT:** This permit does not establish any precedent with respect to any other application received by the Central Valley Flood Protection Board.

**NINE:** The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

**TEN:** The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

**ELEVEN:** The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

**TWELVE:** Should any of the work not conform to the conditions of this permit, the permittee, upon order of the Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

#### **SPECIAL CONDITIONS FOR PERMIT NO. 18401 BD**

**THIRTEEN:** All work approved by this permit shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that approved by this permit, shall be done in the area without prior approval of the Central Valley Flood Protection Board.

**FOURTEEN:** The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

**FIFTEEN:** The permittee shall contact the Department of Water Resources by telephone, (916) 574-1213, and submit the enclosed postcard to schedule a preconstruction conference. Failure to do so at least 10 working days prior to start of work may result in delay of the project.

**SIXTEEN:** The Central Valley Flood Protection Board and Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

**SEVENTEEN:** The permittee may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if damaged by any cause. If the permittee does not comply, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

EIGHTEEN: The permittee should contact the U.S. Army Corps of Engineers, Sacramento District, Regulatory Branch, 1325 J Street, Sacramento, California 95814, telephone (916) 557-5250, as compliance with Section 10 of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act may be required.

NINETEEN: The permittee shall be responsible for repair of any damages to the channel bank and other flood control facilities due to construction, operation, or maintenance of the proposed project.

TWENTY: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend and hold harmless the State of California, or any departments thereof, from any liability or claims of liability associated therewith.

TWENTY-ONE: If the project, or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-TWO: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittee shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittee does not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

TWENTY-THREE: Objects connected to the dock shall be properly secured to prevent detachment during periods of high water.

TWENTY-FOUR: The permittee shall be responsible for removing all boats or other objects moored to the dock upon receiving notification to do so from the Central Valley Flood Protection Board, Department of Water Resources, or any other federal, State, or local agency having applicable authority.

TWENTY-FIVE: No construction work of any kind shall be done during the flood season from November 1 to April 15 without prior approval of the Central Valley Flood Protection Board.

TWENTY-SIX: Cleared trees and brush shall be completely burned or removed from the floodway, and downed trees or brush shall not remain in the floodway during the flood season from November 1 to April 15.

TWENTY-SEVEN: The top of driven piles shall be a minimum distance of 2 feet above the design flood plane elevation of 8 feet, NGV Datum.

TWENTY-EIGHT: The proposed floating facilities shall be properly anchored to prevent detachment from the anchoring system during periods of high water.

TWENTY-NINE: In the event existing revetment on the channel bank is disturbed or displaced, it shall be restored to its original condition upon completion of the proposed installation.

THIRTY: Backfill material for excavations shall be placed in 4- to 6-inch layers and compacted to at least the density of the adjacent, firm, undisturbed material.

THIRTY-ONE: The project site shall be restored to at least the condition that existed prior to commencement of work.

THIRTY-TWO: All debris generated by this project shall be disposed of outside the floodway.

THIRTY-THREE: Debris that may accumulate on the permitted encroachment(s) and related facilities shall be cleared off and disposed of outside the floodway after each period of high water.

THIRTY-FOUR: In the event that bank erosion injurious to the adopted plan of flood control occurs at or adjacent to the permitted encroachment(s), the permittee shall repair the eroded area and propose measures, to be approved by the Central Valley Flood Protection Board, to prevent further erosion.

THIRTY-FIVE: Any additional encroachment(s) require an approved permit from the Central Valley Flood Protection Board and shall be in compliance with the Central Valley Flood Protection Board's regulations (Title 23 California Code of Regulations).

THIRTY-SIX: The letter from the Department of the Army dated January 22, 2009 attached to this permit as Exhibit A is in reference to this project.



DEPARTMENT OF THE ARMY  
U.S. Army Engineer District, Sacramento  
Corps of Engineers  
1325 J Street  
Sacramento, California 95814-2922

REPLY TO  
ATTENTION OF

Flood Protection and Navigation Section (18401)

Mr. Jay Punia, Executive Officer  
Central Valley Flood Protection Board  
3310 El Camino Ave., Rm. LL40  
Sacramento, California 95821

**JAN 22 2009**

Dear Mr. Punia:

We have reviewed a permit application by Brent Cohn (application number 18401). These plans cover constructing a 25- by 40-foot steel boat dock supported by four 14-inch diameter steel or concrete pilings attached to a 5- by 35-foot gangway attached to a 5- by 25-foot bridge supported by two 8-inch diameter steel pilings attached to a 5- by 5-foot concrete landing on the right (west) bank levee of the Sacramento River. The project is located in Rio Vista at 511 River Road, at 38.1686°N 121.6797°W NAD83, Solano County, California.

The District Engineer has no comments or recommendations regarding flood control because this proposed work does not affect a federally constructed project.

A Section 10 and/or Section 404 permit application (2008-01188) is in process for this work.

If you have any questions concerning our comments on this permit application, please contact Ms. Meegan Nagy at (916) 557-7257 or Mr. Bob Murakami at (916) 557-6738.

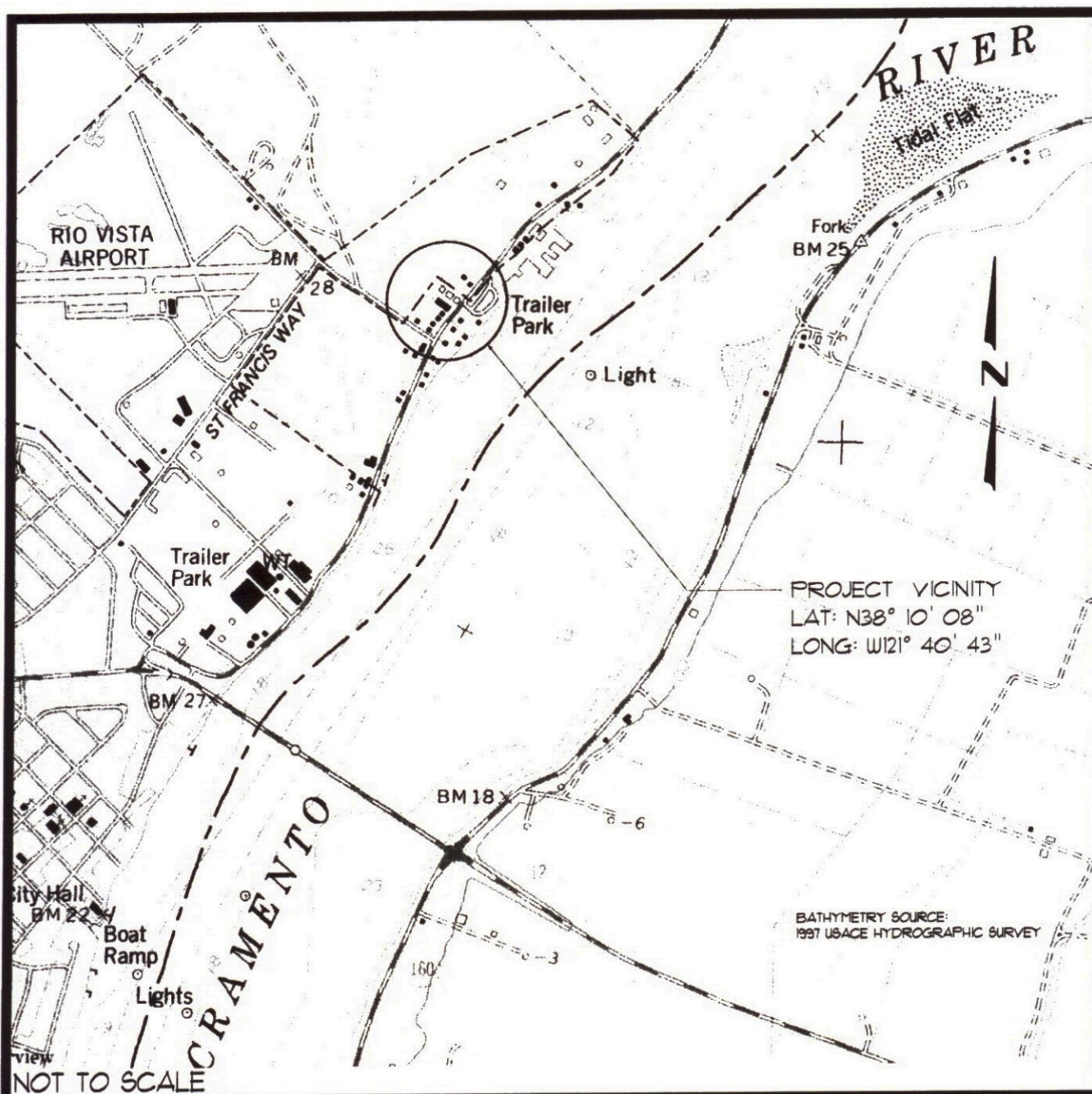
Sincerely,

A handwritten signature in cursive script, reading "Meegan G. Nagy", is written over a horizontal line.

Meegan G. Nagy, P.E.  
Chief, Flood Protection and Navigation Section

Copy Furnished:

Mr. Jeremy Arrich, Chief, Flood Project Integrity and Inspection Branch, 3310 El Camino Avenue, Suite LL30, Sacramento, CA 95821



**OWNER:** BRENT & HOPE COHN  
 725 CINNABAR HILLS  
 RIO VISTA, CA 94571

**DATUM:** NGVD 29

**ADJACENT PROPERTY OWNER:**

**UPSTREAM:** APN: 0177-122-040  
 APPELGADE PROPERTIES, INC.  
 PO BOX 1110  
 MEADOW VISTA, CA. 95722

**DOWNSTREAM:** APN: 0177-122-020  
 JOSEPH E UPHAM  
 113 MAIN ST  
 RIO VISTA, CA. 94571

**CONTENTS:**

## VICINITY MAP

**APN:** 0177-122-030  
 511 RIVER RD,  
 RIO VISTA, CA 94571



Ph: (916) 776-3277 Fax: (916) 776-3282  
 P.O. BOX 800  
 WALNUT CREEK, CA 94596

Architecture  
 Civil Engineering  
 Land Use Planning  
 Feasibility Studies  
 Environmental Permitting  
 Program/Construction Management

**PROJECT:** COHN PRIVATE RECREATIONAL DOCK

**IN:** SACRAMENTO RIVER  
**RIVERMILE:** 13±

**COUNTY:** SOLANO

**STATE:** CA

**APPLICATION BY:**  
 DCC ENGINEERING CO., INC.

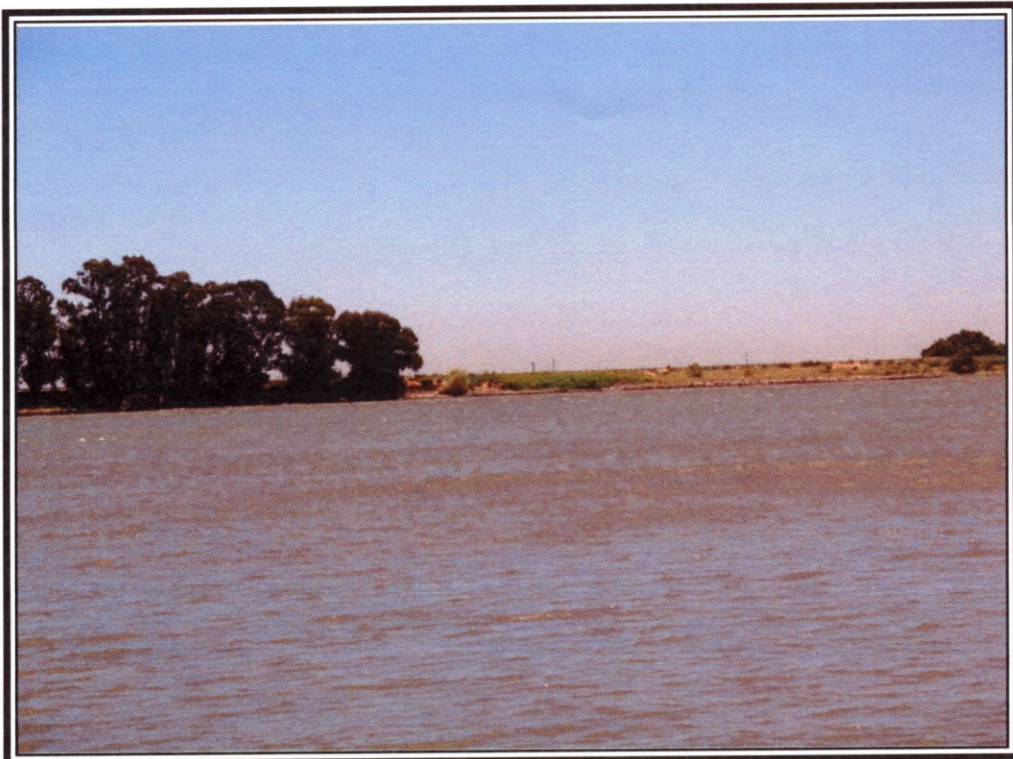
**JOB #:** 7622.01

**DATE:**

**SHEET 1 OF 2 REV. 0**

**CAN**





**Figure 3** View from project site looking at the opposing river bank (east) of the Sacramento River.



**Figure 4** View of bank slope at project site. Erosion control structure (riprap) placed and maintained by California Dept. of Water Resources / US Army Corps of Engineers.





**Figure 1** View from project site looking upstream. Residence on adjacent property shown in upper left. Opposing river bank shown in the distance.



**Figure 2** View from project site looking downstream. Residence on adjacent property shown in upper right. Highway 12 - Rio Vista Bridge shown in distance.





**Figure 5** View from the residential parcel looking out to the Sacramento River and opposing river bank. Single-family residence shown in foreground.